

**TOWN OF SOMERS - PLANNING COMMISSION**  
**MEETING MINUTES- REVISED 2.2.2022**  
**Thursday, March 11, 2021**  
**7:00 PM – TELECONFERENCE**

CALL TO ORDER: 7:02 pm

Members present: Greg Genlot, Adam VanWingerden, Jim MacFeat and William Salka; also Jennifer Roy, ZEO

AUDIENCE PARTICIPATION (only items not on the agenda) None

NEW BUSINESS:

1. Zoning Referral for Zoning Application #21-001: Mark and Karen Murdoch; application for a Text Amendment to the following sections of the Somers Zoning regulations; 241-4, 214-84, 214-87, and 214-98(B) to allow for Farm Winery and Vineyard/Brewery as a permitted use in all zones.

Brief discussion was held. Adam VanWingerden made a motion for positive referral of Zoning application #21-001 for Mark and Karen Murdoch, to allow for Farm Wineries as a permitted use in all zones. Jim MacFeat seconded, all in favor, motion carried unanimously.

2. CGS §8-24 Municipal Improvements. Referral from the Board of Selectmen for the sale of a 0.50-acre parcel of vacant land, known as 750 Hall Hill Road, Somers to Hillsdale College. Town Meeting and Public Hearing set for March 25, 2021 at 6:00pm.

A map of the parcel was presented to the commission by Jennifer Roy. Brief discussion was held. Adam VanWingerden made a motion for a positive referral to the Board of Selectmen for the sale of the parcel located at 750 Hall Hill Road in Somers. Bill Salka seconded, all in favor, motion carried unanimously.

3. Lot Line Reconfiguration for Paul & Lisa Gladysz at #114 Hall Hill Road and T & J Properties of Somers, LLC at #145 Highland View Drive.

Tim Coon of JR Russo and Associates joined the meeting, and explained the reconfiguration of property located at 114 Hall Hill Road and 145 Highland View Drive. Brief discussion was held, and the commission reviewed the site plans submitted. Bill Salka made a motion to approve the lot line reconfiguration for 114 Hall Hill Road and 145 Highland View Drive. Adam VanWingerden seconded, all in favor, motion carried unanimously.

4. Lot Line Reconfiguration for James & Nicole Stephenson at #35 & #47 Harvest Hill Drive and Gregory & Andrea Strouth at #23 Harvest Hill Drive.

Michael Smith of Smith Associates Surveyors, Inc. joined the meeting to explain application. A vacant parcel was purchased by James and Nicole Stevenson, of 35 Harvest Hill Drive; the applicants are dividing the property between their parcel and that of Gregory and Andrea Strouth of 23 Harvest Hill Drive. Site plan was reviewed and discussion held. Jim MacFeat made a motion to approve the lot line reconfiguration for 23 Harvest Hill Drive and 47 Harvest Hill Drive. Adam VanWingerdan seconded, all in favor, motion carried unanimously.

5. Lot Line Reconfiguration for Arthur & Gail Karszes at #102 & #112 Scully Road and James & Dawn Karszes at #94 Scully Road.

Rachel Dearborn of Landmark Surveyors joined the meeting to explain the application. The applicant is combining vacant land known as 112 Scully Road with 102 Scully Road; and moving the lot line of the westerly side of the parcel, conveying 0.03 acres of land to 94 Scully Road. The properties are already pre-existing non-conforming as far as driveway setback and accessory structure setback. This will reduce the nonconformity of the accessory structure as well as the driveway setback for 94 Scully Road.

Discussion was held and site plans reviewed. Bill Salka made a motion to approve the lot reconfigurations for 102 & 112 Scully Road, and 94 Scully Road. Jim MacFeat seconded, all in favor, motion carried unanimously.

6. Proposed 2 Lot Subdivision #428 at #21 Eleanor Road, owned by Eleanor Road Business Center, #23 Eleanor Road, Somers, CT.

Mark Peterson, of Gardner and Peterson joined the meeting to explain the application. Mr. Peterson's client, Eleanor Road Business Center, would like to divide the current property into two properties. This property currently has a manufacturing business as well as storage units on the property. Discussion was held as to whether or not the property existed prior to the subdivision regulations. Mr. Peterson did not have the exact date or deed for the property.

After brief discussion, Adam VanWingerdan made a motion to table the application to their April meeting. Jim MacFeat seconded, all in favor, motion carried unanimously.

APPROVAL OF MINTUES: December 10, 2020 and January 14, 2021 minutes tabled to next meeting

ELECTION OF OFFICERS: Bill Salka made a motion to add an agenda item “election of officers”. Jim MacFeat seconded, all in favor, motion carried unanimously.

Greg Genlot nominated as Chairman, Bill Salka as Vice-Chairman, and Adam VanWingerdan as Secretary. Jim MacFeat made a motion to elect officers as nominated. Bill Salka seconded, all in favor, motion carried unanimously.

Jennifer Roy requested the commission add to the agenda, Gingras Development’s lighting plan for review. Adam VanWingerdan made a motion, Bill Salka seconded, motion carried unanimously.

Jennifer Roy presented the site plan/lighting plan to the commission for review. Discussion was held, commission requests a narrative be submitted along with height of street lamps and any other specifications regarding the lights. Bill Salka made a motion to table review of the lighting plan to April meeting. Jim MacFeat seconded, all in favor, motion carried unanimously.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn, Bill Salka seconded, all in favor, meeting adjourned 7:33pm.

Respectfully submitted,  
Jennifer Roy

*Minutes are not official until approved at a subsequent meeting.*